



**REGULAR SESSION
BOARD MEETING
MINUTES**

DATE: May 25, 2023

TIME: 10:00 a.m.

PLACE: Commission Meeting Room, Two DeKorte Park Plaza, Lyndhurst

Members in Attendance:

John Ballantyne, Chairman

Vincent Prieto, President and CEO

Joseph Buckelew, Vice Chairman (via phone)

Robert Dowd, Member

Armando Fontoura, Member

Michael H. Gluck, Esq., Member

Gail B. Gordon, Esq., Member

Michael Griffin, NJ State Treasurer's Representative (via phone)

Woody Knopf, Member (via phone)

Tom Mullahey, Member

Eric S. Pennington, Esq., Member (via phone)

Steven Plofker, Esq., Member

Louis J. Stellato, Member

Absent:

Michael Gonnelli, Member

Anthony Scardino, Member

Also Attending:

Paul Juliano, Executive Vice President

Nicholas Mammano, Chief of Staff

Christine Sanz, Senior Vice President/Chief Operating Officer

Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs

Adam Levy, Vice President of Legal & Regulatory Affairs

Sara Sundell, Director of Land Use Management and Chief Engineer

Anna Acanfora, Director of Finance and CFO

John Duffy, Senior Vice President of Sports Complex Operations & Facilities

Francisco Artigas, MRRI Co-Director and Chief Scientist

Robert Davidow, Esq., Governor's Authorities Unit

Colleen Mercado, Senior Operations Administrator

Chairman Ballantyne called the meeting to order.

I. PLEDGE OF ALLEGIANCE

II. OPENING STATEMENT - Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.

III. ROLL CALL

Before continuing with the agenda, Chairman Ballantyne noted that approximately 175 people attended Native Plant Day at DeKorte Park this past Sunday, which was co-sponsored by NJSEA and the Bergen County Audubon Society. He noted that the event included several guided walks and a presentation on creating your own Certified Wildlife Garden. He said that visitors learned about the significance of different habitats and what plants thrive here as well as additional planted native species growing in the DeKorte gardens. He announced that the next NJSEA/BCAS event, the highly anticipated Butterfly Day, would take place on Sunday, July 23.

President Prieto said that he has the pleasure on a daily basis of seeing the native plants that bring such beauty and joy to all those who come to DeKorte Park. He said that Sunday's event was a great success with several local environmental groups attending. He stated that it is always a great venture partnering with the Bergen County Audubon Society.

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes from the April 27, 2023 Regular Session Board meeting.

Upon motion made by Commissioner Gluck and seconded by Commissioner Fontoura the minutes of the Regular Session Board Meeting held on April 27, 2023 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of April, 2023.

Upon motion by Commissioner Dowd and seconded by Commissioner Stellato the cash disbursements over \$100,000 for the month of April 2023 were unanimously approved.

IV. PUBLIC PARTICIPATION ON RESOLUTIONS - None

V. AWARDS/CONTRACTS

<u>Resolution 2023-20</u>	Consideration of a Resolution Authorizing the Purchase of Application Tracking and Management Software.
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Mr. Levy explained that the Authority was seeking to purchase an application tracking and management software to replace its current software, known as CityView, with a product that was more user-friendly and had a larger feature set. He noted that the CityView software was used by the Authority's land use and plan review groups to track and manage applications, inspections and violations, among other tasks and activities. He said that the Authority was able to identify a municipal management software company known as Spatial Data Logic, which was under State contract and widely used throughout the state by a lot of municipalities, including municipalities in the District. He noted that ultimately the Authority may be able to coordinate permitting and approval processes with the District municipalities that also employ the system. He stated that the total cost of the product for the first year was approximately \$96,000.00 which included licensing, hosting, installation, and training; and during subsequent years the annual cost would be approximately \$73,000.00 for licenses and hosting. He said that an additional appropriation of a not-to exceed cost of \$50,000.00 was included for upfront software development costs to ensure that the software meets the unique needs of the Authority. He concluded by saying that the resolution authorizes a total amount not to exceed \$219,543.24, which would cover the cost of the platform for two years.

Chairman Ballantyne presented Resolution 2023-20. Upon motion by Commissioner Dowd and seconded by Commissioner Fontoura, Resolution 2023-20 was unanimously approved by a vote of 13-0.

Resolution 2023-21 Consideration of a Resolution Ratifying the Purchase of Nine (9) Chevrolet Tahoe Vehicles for the New Jersey State Police.

Ms. Acanfora explained that under an MOU with the New Jersey State Police, the NJSEA provides vehicles to the state police barracks located at the Meadowlands Sports Complex. She stated that the current vehicles are old and in very poor condition; and that due to a supply shortage it was very difficult to replace the vehicles. She said that on April 28, 2023, nine vehicles became available through a state contract vendor. Therefore, a purchase order in the amount of \$431,966.70 was issued for the procurement of nine Chevy Tahoes. She stated that the funding for the vehicles was made available through a supplemental appropriation from Treasury.

Commissioner Pennington asked Ms. Acanfora whether a complete lights package, electronics and LCR license plate readers were included in this procurement. He also asked if there were computers included. Ms. Acanfora explained that the total appropriation from Treasury was \$500,000.00 and that the remainder of approximately \$69,000 would go towards the outfitting of the vehicles, which would include the lights, sirens, radios and a weapons safe. She said that the license plate readers were under a separate appropriation. She noted that the mounting for computers was included in the vehicles but did not include any type of computers. She stated that the vehicles were basic model Tahoes and tinted windows were added.

Chairman Ballantyne presented Resolution 2023-21. Upon motion by Commissioner Fontoura and seconded by Commissioner Dowd, Resolution 2023-21 was unanimously approved by a vote of 13-0.

Resolution 2023-22 Consideration of a Resolution Authorizing the President and CEO to Enter Into a Contract with Paino Roofing of New Jersey for a Roof Replacement for the Engineering Building in East Rutherford.

Mr. Duffy stated that a bid request was issued for the replacement of the engineering and ICC roof, which also covers the electronics switch gear and new data center. He said that four proposals were received in response to the bid and that the low bidder was Paino Roofing of Hackensack at \$160,000.00. He said that staff was recommending award to Paino Roofing.

Chairman Ballantyne presented Resolution 2023-22. Upon motion by Commissioner Stellato and seconded by Commissioner Gordon, Resolution 2023-22 was unanimously approved by a vote of 13-0.

VII. PUBLIC PARTICIPATION

Marvin Donadic of Cliffside Park, NJ made the following comments:

- He commented that approximately 1 ½ years ago a gentlemen spoke before the Board saying that there was no racial or gender diversity on the Board. He said that gentleman was right.
- He welcomed Commissioners Gordon, Mullahey and Pennington to the Board and said they should not misconstrue what he was about to say. He commented that Commissioner Gordon and Commissioner Pennington were on the Board in large part due to the fact that they are female and Black people, respectively.
- He commented that the experiences and knowledge that they bring to the Board would be all for naught if they didn't use it.

- He commented that there was no point for the Board to meet if they were not going to address the concerns of the people of New Jersey.
- He commented that Mr. Prieto makes a very handsome sum of money for doing basically very little. He commented that his job was to ensure the public trust of the people of New Jersey.
- He commented that he was not here to represent the Board but the Board was here to represent him and work for the people of New Jersey and not to do the bidding for the Governor.
- He commented that the reason the Governor wants to bring the World Cup here because he owns a New Jersey women's soccer league – the NY/NJ Gotham.
- He commented that NJSEA was an antiquated body that went out of the sports business several years ago.

Commissioner Pennington requested to speak in response to Mr. Donadic's comments that he and Commissioner Gordon were not qualified for their positions on the Board. He said he first wanted to say that he did agree with Mr. Donadic's suggestions at the last meeting relative to erecting a statute of Pele and also to look into bringing other professional sports teams to New Jersey, particularly basketball. He commented that Mr. Donadic may not be aware that there are clauses in the contracts with both the Brooklyn Nets and New York Knicks that allow them to have veto power over bringing those franchises to the New York/New Jersey metropolitan area, which would make it extremely difficult to do so. He commented that the Authority may want to look at bringing a WMBA franchise to New Jersey but that would require the New York Liberty's consent. He stated that with respect to his personal qualifications he did not believe he had to justify what he has done and felt it was inappropriate to state that the only reason he was on the Board was because he was a Black person. He stated "I am Black and I am proud." He said, as for Commissioner Gordon, she can speak for herself; but she was eminently qualified for her position on the Board. He directed his next comment to Mr. Donadic and others that may feel it was not appropriate for him to be on this Board. He explained that he runs the day-to-day operations of the largest city in New Jersey, Newark, which has a budget of nearly \$1 billion dollars. He stated that under the direction of Mayor Baraka and his day-to-day operations they have managed to keep the budget to a minimum year after year so as not to over burden other municipalities. In addition, he said that after graduating law school, he had the honor to clerk on the New Jersey Superior Court for the then Chief Justice Robert Wilentz and went on to clerk for Judge Damon Keith on the United States Court of Appeals for the Sixth Circuit. He stated that both of those positions were highly coveted and extraordinarily competitive and that he was grateful he was able to have that. He said that he also ran his own law firm very successfully for 35 years. He concluded by saying that he would bring all these experiences to his position as a Commissioner. He hoped that there would be value added from him being on this Board not just because he was Black but he did think there was a benefit because there was a perspective that may not otherwise exist, but for his abilities that he has gained over his 40+ years' professional career.

Commissioner Gordon thanked Commissioner Pennington for his comments relative to her qualifications. She stated that she was pleased to say that the Board was going to have a second woman on the Board who was also an attorney and happened to be her friend. She added that the comment from Mr. Donadic that riled her the most was that she and Commissioner Pennington were here at the behest of Governor Murphy. She stated that her career began in the Reagan White House and felt that everyone could draw their own conclusions from that. She said that she and Commissioner Pennington were here to serve and they intend to do a good job.

Commissioner Plofker stated that Mr. Donadic had also denigrated the Authority's hard-working President. He said that Mr. Donadic's comments regarding President Prieto were untrue and that there was no factual basis to them.

Chairman Ballantyne stated that he had built a great relationship and friendship with President Prieto by sitting on the Board with him and recognized that he was a hard-working dedicated individual not only for NJSEA but for the State of New Jersey and its citizens. He has always been impressed at the work he has done.

President Prieto thanked everyone for all the kind words. He commented that he sleeps well at night knowing who he is and what he does. He stated for Mr. Donadic to say that he would not challenge a Governor he does not know his career. He noted that in the New Jersey Legislature he ran one of the bodies and that on many occasions he was not on the side that everyone thought he should be but rather on the side of the residents of New Jersey to make a better life for all of them. He stated that the Commissioners that sit on this Board are very qualified and bring a skill set that make this body much better.

VIII. EXECUTIVE SESSION

Resolution 2023-23: Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting to which the general public shall not be admitted for the purposes of discussing:

- NJSEA v. ACE American Insurance Company – Settlement Negotiations

Chairman Ballantyne presented Resolution 2023-23. Upon motion by Commissioner Plofker and seconded by Commissioner Gluck, Resolution 2023-23 was unanimously approved by a vote of 13-0.

Executive Session commenced at 10:30 a.m.

Regular Session recommenced at 10:42 am.

Roll call was taken upon recommencing Regular Session.

Before adjourning, Chairman Ballantyne explained that Commissioner Scala had been replaced on the Board and that the new Commissioner, Marguerite Shaffer, would begin next month. He thanked Commissioner Scala for his years of service and said that it had been his pleasure to serve alongside him. He went on to say that Commissioner Scala had been a dedicated public servant whose vision and contributions to the NJSEA had greatly benefitted the public. He said his kindness, good-natured character and enthusiasm made a lasting impression on the Board. He noted that he had spoken with Commissioner Scala and that he wanted to pass along his thanks to all the current Commissioners and extend his congratulations to the new Commissioners. Chairman Ballantyne stated that he has known Commissioner Scala for quite a few years and that he is very honorable and humble; and had dedicated his life to the working men and women for close to 40 years as a union leader. He said that Commissioner Scala wished the Authority continued success.


President Prieto stated that he had also spoken to Commissioner Scala. He said that he was a tremendous and exemplary Commissioner who brought a great perspective to the Board. He noted that he had a great career as a labor leader. President Prieto explained that he had just recently found out that Commissioner Scala was an artist and talented musician, who at one point in his career had the opportunity to be in a couple of bands, one of which was Bon Jovi, but had chosen not to because of his commitment to his family. He extended Commissioner Scala's appreciation for serving on this Board and for serving with such quality individuals.

IX. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Gluck and seconded by Commissioner Plofker followed by all in favor.

Meeting adjourned at 10:45 a.m.

I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Board Meeting held on May 25, 2023.


Christine A. Sanz
Assistant Secretary

May 25, 2023

Commissioner	Roll Call	2023-20	2023-21	2023-22	2023-23
Ballantyne, Chairman	P				
Bucklew, Vice Chairman -via phone	P				
Prieto	P				
Dowd	P				
Fontoura	P				
Gluck	P				
Gonnelli	--	--	--	--	--
Gordon	P				
Knopf - via phone	P				
Mullahey	P				
Pennington - via phone	P				
Plofker	P				
Scardino	--	--	--	--	--
Stellato	P				
Treasury Rep Griffin - via phone	P				

P = Present A = Abstain -- Absent

R = Recuse Y = Affirmative N = Negative